149.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,300 / 763,300
					USE VALUE:	763,300 / 763,300
					ASSESSED:	763,300 / 763,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIETRICH STEPHAN &
Owner 2:	DIETRICH CECILE PENOT
Owner 3:	
Street 1:	191 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GLOVER MARY A -
Owner 2:	-
Street 1:	34 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2046 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5579.000	349,000	3,100	411,200	763,300
Total Card	0.128	349,000	3,100	411,200	763,300
Total Parcel	0.128	349,000	3,100	411,200	763,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.00 /Parcel: 373.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

98085

GIS Ref

GIS Ref

Insp Date

02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	349,000	3100	5,579.	411,200	763,300		Year end	12/23/2021
2021	101	FV	339,400	3100	5,579.	411,200	753,700		Year End Roll	12/10/2020
2020	101	FV	339,500	3100	5,579.	411,200	753,800	753,800	Year End Roll	12/18/2019
2019	101	FV	266,100	3100	5,579.	411,200	680,400	680,400	Year End Roll	1/3/2019
2018	101	FV	265,500	3100	5,579.	364,200	632,800	632,800	Year End Roll	12/20/2017
2017	101	FV	265,500	3100	5,579.	305,400	574,000	574,000	Year End Roll	1/3/2017
2016	101	FV	265,500	3100	5,579.	305,400	574,000	574,000	Year End	1/4/2016
2015	101	FV	251,700	3100	5,579.	264,300	519,100	519,100	Year End Roll	12/11/2014

!11642!

PRINT

Date	Time
12/30/21	12:51:12

LAST REV

Date	Time
03/27/18	09:08:54
apro	

USER DEFINED

Prior Id # 1:	98085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLOVER MARY A,	1429-20		12/31/2012	Change>Sale	450,000	No	No		
GLOVER NORMAN J	680-47		10/12/2000	Family		No	No		
GLOVER NORMAN &	680-47		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2013	257	Add Bath	130,000					
1/15/2013	60	Manual	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/19/2008	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5579		Sq. Ft.	Site		0	70.	1.05	8									411,158						411,200	

Total AC/HA:	0.12808	Total SF/SM:	5579	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,158	Spl Credit		Total:	411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29655170
Const Adj.:	0.98500049
Adj $ / SQ:	172.409
Other Features:	120218
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474182
Depreciation:	125184
Depreciated Total:	348998

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

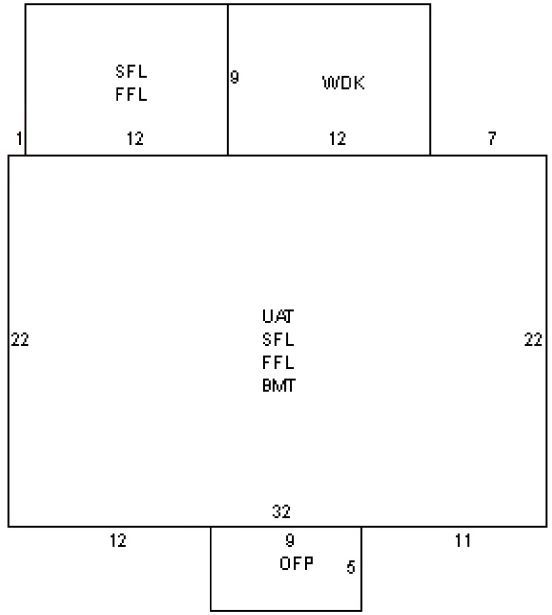
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.41
Special Features:	0	Val/Su Net:	131.35
Final Total:	349000	Val/Su SzAd	214.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	172.410	139,996
SFL	Second Floor	812	172.410	139,996
BMT	Basement	704	82.760	58,260
UAT	Upper Attic	176	68.960	12,138
WDK	Deck	108	15.030	1,623
OFP	Open Porch	45	43.340	1,950
	Net Sketched Area:	2,657	Total:	353,963
Size Ad	1624	Gross Area	3185	FinArea 2046

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	FR	1934	24.92	T	50	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100